



Beverley Street,  
Alvaston, Derby  
DE24 8WG

**Price Guide £140-150,000**  
**Freehold**

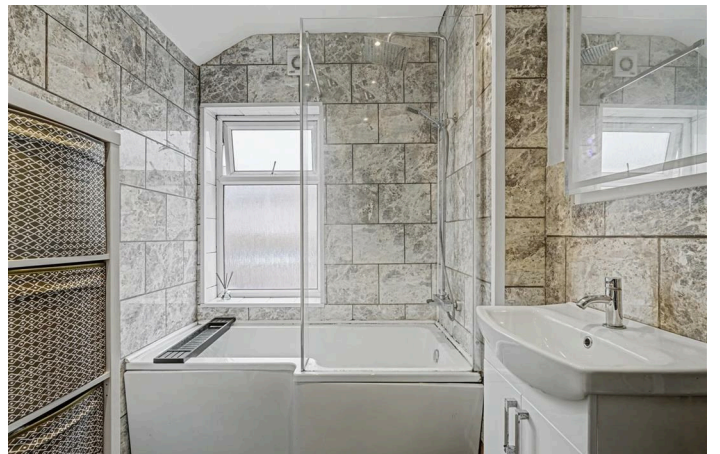
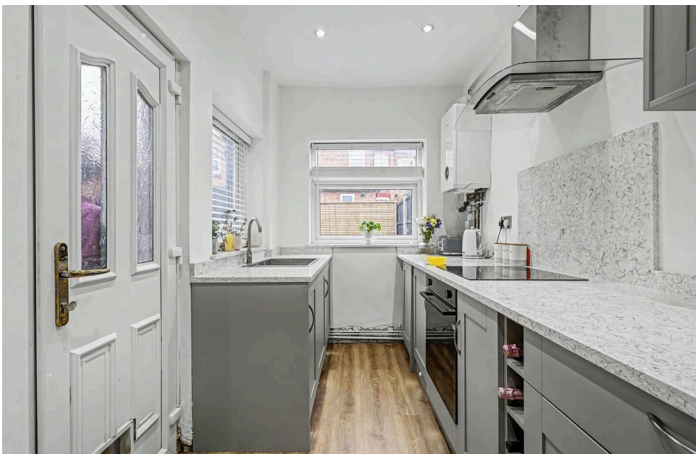


A FULLY MODERNISED TWO BEDROOM MID TERRACED HOME, IDEALLY LOCATED FOR ACCESS TO PRIDE PARK AND DERBY CITY CENTRE.

Robert Ellis are pleased to bring to the market this well presented mid terraced property which has been fully modernised throughout by the current owner, creating a home ready for immediate occupation.

The accommodation comprises an open plan lounge dining room, providing a bright and versatile living space, along with a fitted kitchen to the rear. To the first floor are two well proportioned bedrooms and a bathroom suite.

Situated in a convenient location with excellent access to Pride Park, Derby city centre and local transport links, this property would suit a range of buyers including first time purchasers and investors. An internal viewing is highly recommended to fully appreciate the condition and location of this property.



### Lounge

12'4 x 11'2 approx (3.76m x 3.40m approx)

Double glazed door and window to the front, laminate flooring, radiator, open to:

### Dining Room

11'2 x 12'4 approx (3.40m x 3.76m approx)

Stairs to the first floor, double glazed window to the rear, radiator, wooden flooring and open to:

### Kitchen

11'2 x 6'5 approx (3.40m x 1.96m approx)

Double glazed window and door to the rear, matching wall and base units with work surfaces over, sink and drainer, integrated fridge freezer, space and plumbing for a washing machine.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

11'11 x 11'2 approx (3.63m x 3.40m approx)

Double glazed window to the front, radiator and built-in storage.

### Bedroom 2

8'3 x 11'11 approx (2.51m x 3.63m approx)

Double glazed window to the rear, laminate flooring.

### Bathroom

Double glazed window to the rear, part tiled walls, low flush w.c., pedestal wash hand basin, panelled bath and extractor fan.

### Outside

The rear garden is low maintenance with a patio area, artificial lawn and panelled fencing to the boundaries.

### Council Tax

Derby Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 32mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, O2, Three, EE

Sewage – Mains supply

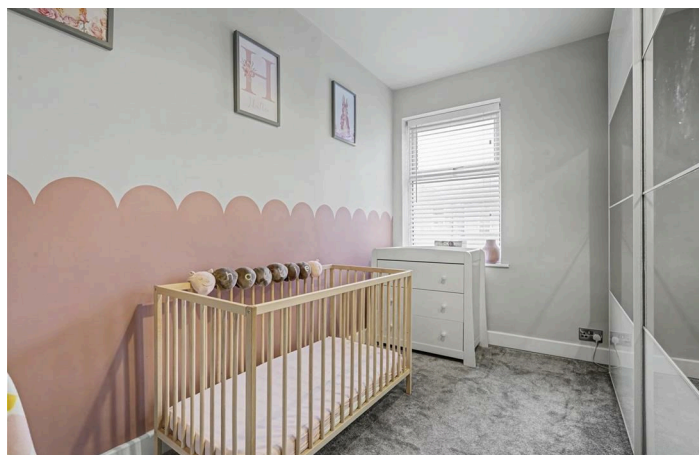
Flood Risk – No flooding in the past 5 years

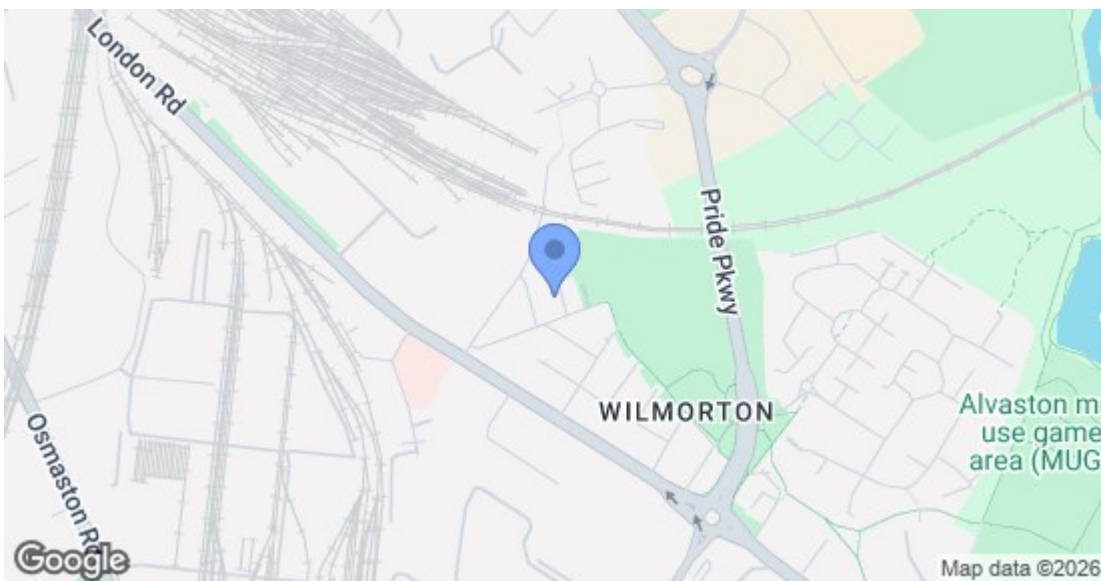
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.